

MD ROUTE 543 / FOUNTAIN GREEN ROAD

JACK LANE (FUTURE)

LOT 8
HICKORY - BEL AIR LLC
PARCEL 9
ZONED C1

LOT 1
HICKORY - BEL AIR LLC
PARCEL 9
ZONED C1

LOT 2
HICKORY - BEL AIR LLC
PARCEL 9
ZONED C1

PROPOSED CANOPY

PROPOSED ROYAL FARMS
TYPE K REAR ENTRY
5,125 S.F.
1 STORY

PROPOSED 64' CAR WASH
1,407 S.F.
1 STORY

PROP. UNDERGROUND FUEL TANKS

PROP. GREASE INTERCEPTOR

PROP. PYLON SIGN

PROP. DUMPSTER PAD W/ ENCLOSURE

STORMWATER MANAGEMENT EASEMENT

PROP. VACUUM

PROP. PYLON SIGN

PROP. AIR

PROP. STORM WATER MANAGEMENT AREA

US ROUTE 1 / HICKORY BYPASS

PLAN
SCALE: 1" = 20'

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM:
HORIZONTAL NAD 83/91
VERTICAL NAVD 88

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38291, EXPIRATION DATE: 01/13/12

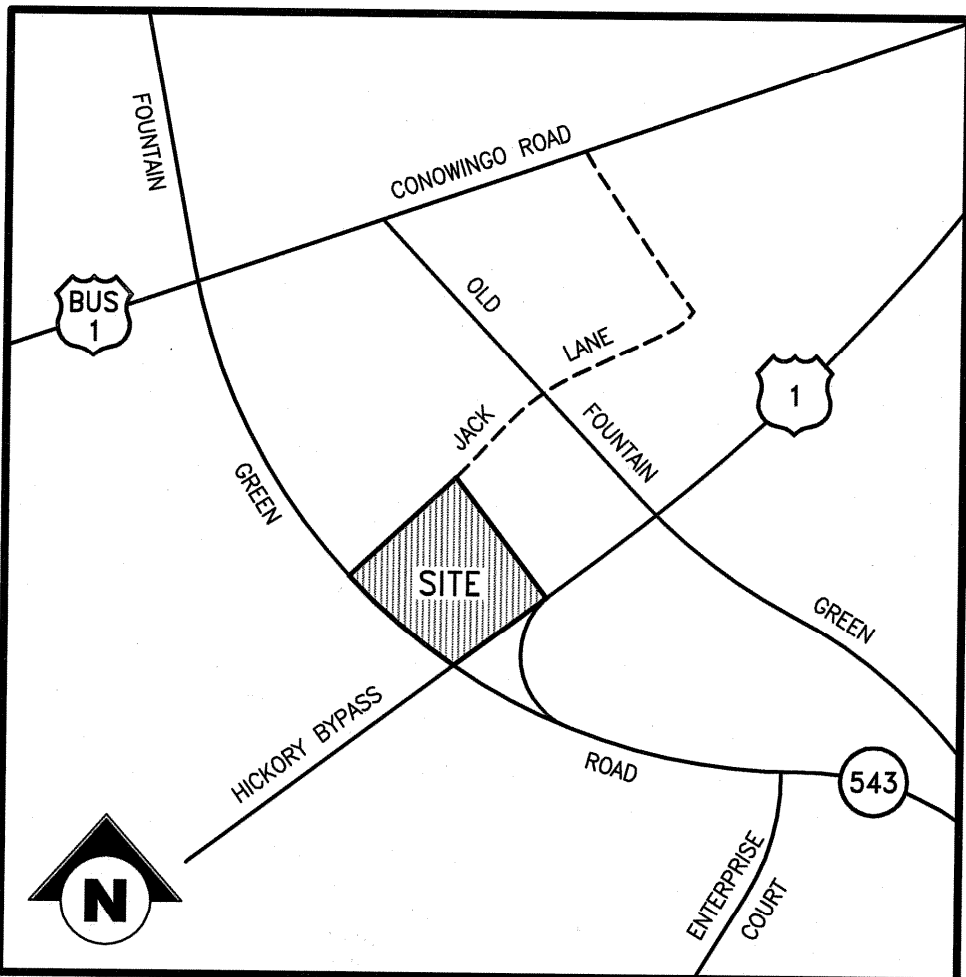
OWNER

HICKORY - BEL AIR LLC
700 KENILWORTH DRIVE
TOWSON, MARYLAND 21204
ATTN: MR. MARC COHEN
PHONE: (410) 296-7900

DEVELOPER

ROYAL FARMS STORES
3611 ROLAND AVENUE
BALTIMORE, MARYLAND 21211
ATTN: MR. JEFF BAIRBRIDGE
PHONE: (410) 494-1631

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.




VICINITY MAP
SCALE: 1" = 500'

SITE DATA

- GROSS ACREAGE: 1.77 AC.
- ZONING: C1
- EXISTING LAND USE: VACANT LOT
PROPOSED LAND USE: GAS STATION, CONVENIENCE STORE AND CAR WASH
- PROPERTY INFORMATION:
 - a. TAX ACCOUNT NUMBER: 391043
 - b. DEED REFERENCE: 7144/435
 - c. TAX MAP: 41
 - d. PARCEL: 9
 - e. LOT: 1
 - f. ELECTION DISTRICT: 3
- BUILDING AREA:
 - CONVENIENCE STORE: 5,125 S.F.
 - CAR WASH: 1,407 S.F.
 - TOTAL BUILDING AREA: 6,532 S.F.
- COVERAGE:
 - IMPERVIOUS BUILDING: 72.8%
 - 8.5%
- PARKING:
 - PARKING REQUIRED (1/150): 35 SPACES
 - PARKING PROVIDED: 43 SPACES
- EMPLOYEES:
 - GREATEST # WORKING AT A TIME: 8

PLAN TYPE: S
PLAN NO.: 11-039
SERIES NO.:
DATE: 4/16/11
DAC/DUE: 5/14/11

		MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 1220-C EAST JOPPA ROAD, SUITE 505 TOWSON, MARYLAND 21286 (410) 821-1690 FAX (410) 821-1748	
		PRELIMINARY SITE PLAN	
		ROYAL FARMS	
		CROSSROADS AT HICKORY	
		US 1/HICKORY BYPASS @ MD RTE 543/FOUNTAIN GREEN ROAD	
		HARFORD COUNTY, MARYLAND	
DATE	REVISIONS	JOB NO.:	17020
		SCALE:	1" = 20'
		DATE:	05/06/11
		DRAWN BY:	J.P.M.
		DESIGN BY:	W.P.M.
		REVIEW BY:	W.P.M.
		SHEET:	01 OF 01